

Arlington High School Building Committee

Meeting Date: Tuesday, May 12, - 6:00 pm
Location: Conducted by Remote Participation

Agenda

1. 60% CD Submission Review/Approval
2. AHS Proprietary Items Approval
3. Consigli Update
4. EBP#3 Review
5. Project Schedule Updates/Discussion
6. Subcommittee Reports
 - ◆ Communications
 - ◆ Finance
 - ◆ Interiors
 - ◆ Landscape & Exteriors
 - ◆ Memorials
 - ◆ SMEFPF
 - ◆ Security
 - ◆ Temp Use-Phasing
7. New Business

The listings of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Members of the public are asked to send written comment to ktassone@arlington.k12.ma.us. Documents regarding agenda items will be made available via the Town's website.

<https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

Topic: AHSBC Meeting

Time: May 12, 2020 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/94009762032>

Meeting ID: 940 0976 2032

One tap mobile

+13017158592,,94009762032# US (Germantown)

+13126266799,,94009762032# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 940 0976 2032

Find your local number: <https://zoom.us/j/94009762032>

5/12/20 AHSBC Draft Vote Language:

1. To approve the 60% CD Submission and to direct the OPM to submit the 60% CD Submission to the MSBA on behalf of the Arlington High School Building Committee.
2. To approve the Arlington High School Proprietary Items prepared by HMFH Architects (dated 5/5/20).
3. To approve Early Bid Package 3 for a Total Cost of \$870,650.

Other items needed for the 60% CD Submission:

1. Certified Vote of the 60% Submission Approval
2. Certified Vote of Proprietary Items Approval
3. Jeff Thielman's signature on the 60% CD Submission State Permit Status Letter to the MSBA

MEMORANDUM

date: 05.05.2020

from: Arlington Facilities and IT Departments

to: AHSBC

re: Arlington High School Proprietary Items

OFFICE. (617) 492 2200
FAX. (617) 876 9775

130 Bishop Allen Drive
Cambridge, MA 02139

hmfh.com

List of Proprietary Items:

1. Fire Alarm Control Panel: NESCO/Notifier
2. Door Hardware Exit Devices: Von Duprin
3. Door Hardware Locksets: BEST Access Systems
4. Door Hardware Door Closures: LCN
5. Security System Network Control Panel: Avigilon/Mercury
6. Security Cameras: Avigilon Access Control
7. Video Intercom System: Avigilon SIP model
8. Classroom Audio Reinforcement: Lightspeed

Reasoning for each item:

1-We recommend Notifier as a proprietary fire alarm system manufacturer for the following reasons:

- o Currently installed in other schools and town buildings.
- o Town of Arlington Fire Department preference, familiarity and professional relationships.
- o Product quality, value, availability and service support.
- o Open source system programming allows negotiation of service contracts with multiple fire alarm service companies.
- o Offers Facilities Department multiple options on selection of fire alarm service companies which service the Notifier brand.
- o Multiple dealers of Notifier products in the area should foster competitive bidding for product and services under a proprietary arrangement.

2-,3-,4-We recommend the hardware items be proprietary for the following reasons-

- Currently Best, Von Duprin & LCN products are installed districtwide and have been the district's chosen product for quite a while. History has shown that the durability and lifespan of these products are unmatched.
- District service personnel are completely versed in all aspects, from ordering, installing and servicing, of the proprietary product lines
- Spare parts stock is able to be standardized.
- Product quality, availability and service support.
- Saves Facilities Department time & money reworking doors & frames when hardware does have to be changed out.
- Multiple dealers of Best locksets & cylinders, Von Duprin exit devices & LCN door closer products in the area should foster competitive bidding for products under a proprietary arrangement.

5-Security System Network Control Panel: Avigilon/Mercury

- The selection of this security solution ensures that the security system will integrate with the school district and public safety systems that are currently in place. It will also provide the school with an open-source solution that can be serviced by multiple service companies and integrated with multiple manufacturers. This ensures competitive maintenance and future flexibility for the school security system, as it adapts to future security demands.

6-Security Cameras: Avigilon Access Control

- This is the existing camera and access control solution for the district. The district is familiar with the products and operational impacts, especially as it relates to security operations and management.

7-Video Intercom System: Avigilon SIP model

- This is the existing camera and access control solution for the district. The district is familiar with the products and operational impacts, especially as it relates to security operations and management.

8-Classroom Audio Reinforcement: Lightspeed

- This is the current standard throughout the district and has been incorporated into the professional development programs.



Office of the Superintendent
Arlington High School
P. O. Box 167
869 Massachusetts Avenue
Arlington, MA 02476-0002

Telephone
(781) 316-3500

Fax
(781) 316-3509

May 14, 2020

Elena Seiti
Construction Administration Project Coordination
Massachusetts School Building Authority
40 Broad Street
Boston, Massachusetts 02109

Re: Arlington High School 60% CD Submission – State Permit Status

Dear Ms. Seiti:

The purpose of this correspondence is to update you on the status of project approvals by any and all departments or agencies of the Commonwealth required by law, prior to the solicitation of construction bids. The status of the state approvals is as follows:

- DESE – A separate DESE binder is being included with our 60% CD submission to MSBA. DESE approved changes to the Design Development Special Ed Space Summary on April 13, 2020. No further changes have been made since the Design Development submission.
- MHC – A Project Notification Form was submitted, and MHC confirmed on April 19, 2019 that the project was not a listed property. No further action required.
- OIG – Approval was received to proceed with the Construction Manager at Risk delivery method on April 9, 2018. No further action required.
- EEA – MEPA – ENF – This project is below the Review Thresholds outlined in 301 CMR 11.03. A MEPA ENF is not required.
- EEA – MEPA – EIR – This project is below the Review Thresholds outlined in 301 CMR 11.03. A MEPA EIR is not required.
- EEA – Article 97 Land Disposition – The project site does not include land protected under Article 97. No permitting is required.

- MA DEP Wetland Permitting – Wetland flagging has been completed and is incorporated on the 60% CD site survey drawings. Currently disturbed areas (i.e. paved) will continue to be disturbed in the planned design of the new high school thereby allowed as an existing condition. There are no adverse impacts to the project due to the locations of the wetlands and buffer zone setback requirements.
- MA DEP Hazardous Materials Permitting – Hazardous Materials Identification Study of the existing Arlington High School was completed and found evidence of ACMs, PCBs, and LBP. The Construction Manager is responsible for securing federal, state, and local permits related to removal, hauling, and disposition of the hazardous materials. These will be obtained during the construction phase, prior to demolition of the existing building.
- MADOT - The project is not located on a road within the Massachusetts Highway Department jurisdiction. No required approvals applicable to this project.
- MA DPH - This project fully complies with Department of Public Health regulations. No variance is required. No required approvals applicable to this project.
- EPA NPDES – A Notice of Intent (NOI) was filed by the Consigli Construction Company and approved by the EPA on March 17, 2020.
- US Environmental Protection Agency – National Pollutant Discharge Elimination System Stormwater Pollution Prevention Plan (NPDES) was submitted by Consigli Construction Company on March 2, 2020.
- MAAB – This project fully complies with MAAB regulations. No variance is required.
- MWRA – An 8M Permit will be required to be obtained through the MWRA due to work within their easement and a direct connection to their sewer main. This permit typically takes 60 -90 days to be granted and is expected to be obtained in the spring of 2020.
- MA Board of State Examiners - Plumbing & Pipefitters – The District will apply for a variance to provide a reduced quantity of toilet fixtures at the proposed toilet building that will serve the bleacher seat in g at the existing sports stadium.
- US Postal Service – The District will apply to the Arlington Postmaster to obtain multiple addresses for the new facility to serve the other programs (Menotomy Preschool, LABBB Collaborative, and Arlington Community Education).

Applicable documentation is attached to this correspondence and is also included in section 3.3. of the 60% CD submission by HMFH Architects.

Should you have any questions or require any additional information, please do not hesitate to contact the Owner's Project Manager, Jim Burrows, at jim.burrows@skanska.com.

Sincerely,

AHS School Building Committee

Jeff Thielman

Chair

ARLINGTON HIGH SCHOOL STATUS REPORT - BUILDING COMMITTEE MEETING

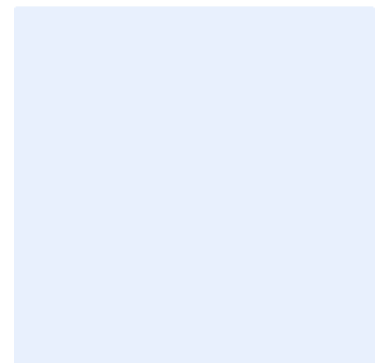
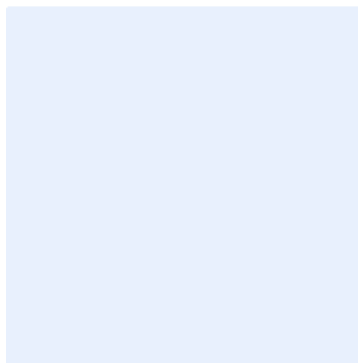
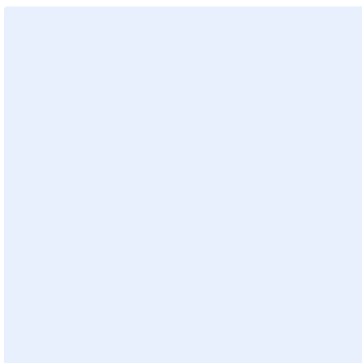
OVERVIEW

- 1 Site mobilization underway as of beginning of May.
- 2 Installation of construction fence, erosion control, and tree protection installed
- 3 Tree removal completed at Mass Ave w/o 5/4
- 4 Site demolition and top soil stripping to begin w/o 5/11
- 5 Underground electrical to begin end of May

SUMMARY

- 1 Procurement of long lead utility structures underway, have been submitted for design team approval
- 2 Removal of 1960/1916 memorials underway
- 3 Installation of temporary parking lot (Lower) at basketball court scheduled for mid May
- 4 Exterior scaffold erection to roof scheduled to begin w/o 5/11
- 5 Sitework PreOp Meeting held with CCC, Site Contractor, and design team on 4/30

PROGRESS PHOTOS



PARMENTER SCHOOL

STATUS REPORT - BUILDING COMMITTEE MEETING

OVERVIEW

- 1 Demolition/abatement substantially complete
- 2 Basement foundations and Slab work is underway. Basement Slab on Grade to be placed w/o 5/11
- 3 Construction of the new elevator shaft scheduled to begin end of May
- 4 Mechanical, Electrical, Plumbing Rough-In in new swing spaces is underway
- 5 Site excavation and utilities rough in underway

SUMMARY

- 1 Project buyout status 99% complete. Only flooring and Specialties remaining
- 2 New Fuel Oil Tanks are scheduled to arrive on site mid May
- 3 Elevator equipment on track for delivery end of June
- 4 Exterior scaffold erection to roof scheduled to begin w/o 5/11
- 5 Slate Roofing removal at elevator penetration scheduled to begin mid May
- 6 Site work mobilization to begin upon receipt of soil testing
- 7 In Wall Inspections floors 2-4 scheduled for mid May

PROGRESS PHOTOS



Project: **Arlington High School EBP#3**

Location: **Arlington , MA**

Date: **5/8/2020**

Proposal: **Early Bid Package #3 (2020 Summer Work)**

Gross Area (SF): **9,800**



CSI	DESCRIPTION	GMP Value 05/08/2020	Budget 4/24/2020	Variance	Subcontractor	GMP Cost / SF
02.01	SELECTIVE DEMOLITION	55,000	54,120	880		\$5.61
05.01	CONCRETE	18,100	5,650	12,450		\$1.85
06.01	FINISH CARPENTRY - F&I	12,760	8,500	4,260		\$1.30
08.01	D/F/H - F&I	34,260	39,900	(5,640)		\$3.50
08.02	GLASS & GLAZING	9,200	11,200	(2,000)		\$0.94
09.01	DRYWALL	79,100	73,860	5,240		\$8.07
09.02	FLOORING (Includes carpet)	28,320	32,730	(4,410)		\$2.89
09.03	ACOUTICAL CEILINGS	2,700	3,150	(450)		\$0.28
09.04	PAINTING - TB	37,800	43,299	(5,499)	Color Concepts	\$3.86
10.01	SPECIALTIES - F&I	32,880	26,538	6,342		\$3.36
22.01	PLUMBING - TB	48,880	46,137	2,743	Robert Irvine	\$4.99
23.01	HVAC - TB	167,000	170,299	(3,299)	CAM HVAC	\$17.04
26.01	ELECTRICAL - TB	194,890	212,136	(17,246)	WJ Griffin	\$19.89
Sub Total of Trades		720,890	727,519	(6,629)		\$73.56
	Design Contingency	-	29,101	(29,101)		\$0.00
1.40%	SDI (Subcontractor Bonds)	3,042	3,579	(537)		\$0.31
	Sub Total	723,932	760,199	(36,267)		\$73.87
3.00%	Construction Contingency	21,718	22,130	(412)		\$2.22
LS	General Requirements	125,000	125,000	-		\$12.76
LS	General Conditions	-	-	-		\$0.00
	Sub Total	870,650	907,329	(36,679)		\$88.84
1.40%	General Liability Insurance	-	-	-		\$0.00
0.00%	Permit	-	-	-		\$0.00
0.75%	Payment & Performance Bond	-	-	-		\$0.00
	Sub Total	870,650	907,329	(36,679)		\$88.84
3.00%	Fee	-	-	-		\$0.00
TOTAL COST		870,650	907,329	(36,679)		\$88.84



CONSIGLI
Est. 1905

Phase		Construction Finish Date	School Start Date	School Vacation Alignment		Notes	Description	Estimated Value
As Planned								
	Phase 1	12/23/2021	1/6/2022	Christmas/New Year				
	Phase 2	8/4/2023	9/8/2023	Summer				
	Phase 3	8/26/2024	9/6/2024	Summer				
	Phase 4	5/6/2025						
OPTION 1A	Phase 1 February vacation 2022							
	Phase 1	2/11/2022	2/21/2022	February	8 Weeks		Additional General requirements for winter protection and conditions range (\$200K to \$400K)	400,000
	Phase 2	9/11/2023	9/18/2023	Delayed school start				
	Phase 3	9/10/2024	9/17/2024	Delayed school start				
	Phase 4	5/8/2025						
OPTION 1B	Phase 1 April vacation 2022							400,000
	Phase 1	4/15/2022	4/18/2022	April Vacation	15 Weeks		Additional General Conditions and General requirements for winter protection and conditions range (\$400K to \$800K)	1,400,000
	Phase 2	11/17/2023	11/17/2023	Thanksgiving			Skanska & HMFH support staffing	425,000
	Phase 3	12/20/2024	12/22/2024	Christmas/New Year				
	Phase 4	10/21/2025						
OPTION 2	Phase 1 Accelerate		This may not be possible if COVID-19 enhanced					1,825,000
	Phase 1	12/23/2021	1/6/2022	Christmas/New Year Vacation		6 days week - Saturday Schedule. 6 mos. (March - Sept. 2021) Veneer, roof,winter conditions, MEP/FP Co collaboration, MEP/FP rough in, drywall.	Trade over time	1,152,000
	Phase 2	8/4/2023	9/8/2023	Summer			Winter conditions (slabs, fire proofing, veneer)	500,000
	Phase 3	8/5/2024	9/6/2024	Summer			Full time MEP/FP Subcontractor co-collaboration	300,000
	Phase 4	4/2/2025					GC's Supervision (Saturdays) & GR's (5) months	156,500
Phase 1 (only) COVID-19 enhanced Impact			20% Inefficiency, Daily start of day verification, 6' separation, longer task durations					2,108,500
	Phase 1	5/6/2022	9/7/2022	Summer	5.5 Months	2 month construction delay to start Phase 2 abatement/demo school year ends mid June 2022.	5.5 mos. extended GC's (including subs) & GR's & 20% production inefficiency (no staggered works shifts)	3,250,000
	Phase 2	11/27/2023	11/27/2023	Christmas/New Year			1 % Escalation on \$148,050,000 (Work to put in place)	1,480,500
	Phase 3	12/30/2024	2/17/2025	February			Skanska extended support staffing	330,000
	Phase 4	10/28/2025				Landscaping 6 months overall project delay	HMFH extended support staffing	250,000
OPTION	Accelerate 2nd shift							5,310,500
						Insufficient manpower for day shift. 2nd shift manpower shortage		
OPTION	Combine Phase 3 & 4							
						No indoor gym space available during the 2024 academic year.		
OPTION	Redesign accelerate 4 weeks to 2 weeks							
						Design Team unable to complete documents		
OPTION	Earlier bid packages. But not back to school vacations alignments							